



COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 881-2401

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

November 28, 2006

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

FISCAL YEAR-END REPORT AND UPDATED DEVELOPER FEE FOR THE BENEFIT OF THE CONSOLIDATED FIRE PROTECTION DISTRICT OF LOS ANGELES COUNTY (3RD AND 5TH DISTRICTS) (3 VOTES)

IT IS RECOMMENDED THAT YOUR BOARD, AFTER THE PUBLIC HEARING:

- 1) Find that updating the Developer Fee Program is exempt from the California Environmental Quality Act (CEQA) in that it increases fees for capital projects necessary to maintain services within existing service areas, CEQA Guidelines Section 15273(a)(4).
- 2) Adopt the attached resolution updating the Developer Fee Program which:
 - a) Approves the updated Developer Fee Detailed Fire Station Plan dated October 2006;
 - b) Approves the 2006 Developer Fee Update Fee Calculation Summary which would impose a separate Developer Fee amount for each of the three Developer Fee Areas of Benefit which amounts reflect current average costs associated with land acquisition, fire station construction, apparatus, equipment, and administration in each of the three Areas of Benefit as follows: Area of Benefit 1 (Malibu/Santa Monica Mountains) - \$.7876 per square foot; Area of Benefit 2 (Santa Clarita Valley) - \$.7946 per square foot; and Area of Benefit 3 (Antelope Valley) - \$.7151 per square foot; and
 - c) Approves the Consolidated Fire Protection District (District) Developer Fee Funds 2005-06 Fiscal Year-End Report.

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CALABASAS	DIAMOND BAR	HIDDEN HILLS	LA MIRADA	MALIBU	POMONA	SIGNAL HILL
ARTESIA	CARSON	DUARTE	HUNTINGTON PARK	LA PUENTE	MAYWOOD	RANCHO PALOS VERDES	SOUTH EL MONTE
AZUSA	CERRITOS	EL MONTE	INDUSTRY	LAKWOOD	NORWALK	ROLLING HILLS	SOUTH GATE
BALDWIN PARK	CLAREMONT	GARDENA	INGLEWOOD	LANCASTER	PALMDALE	ROLLING HILLS ESTATES	TEMPLE CITY
BELL	COMMERCE	GLENDORA	IRWINDALE	LAWNDALE	PALOS VERDES ESTATES	ROSEMEAD	WALNUT
BELL GARDENS	COVINA	HAWAIIAN GARDENS	LA CANADA FLINTRIDGE	LOMITA	PARAMOUNT	SAN DIMAS	WEST HOLLYWOOD
BELLFLOWER	CUDAHY	HAWTHORNE	LA HABRA	LYNWOOD	PICO RIVERA	SANTA CLARITA	WESTLAKE VILLAGE
BRADBURY							WHITTIER

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PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

On July 12, 1990, your Honorable Board adopted a resolution establishing a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District (District). The Developer Fee Program was implemented August 1, 1990, to fund the acquisition, construction, improvement, and equipping of fire station facilities in the high-growth, urban-expansion areas of the District. The Resolution adopted by your Board provides that the District will conduct annual evaluations of the Developer Fee Program and make appropriate recommendations to the Board of Supervisors.

Developer Fee Amount Update:

Since the inception of the Developer Fee Program, one Developer Fee amount, based on the average cost of fire station development in all three Developer Fee Areas of Benefit, has been imposed in all three Areas of Benefit. However, due to increases in land values in both the Santa Clarita Valley and Malibu/Santa Monica Mountains areas over the past several years, fire station development costs are actually higher in those two areas in comparison with costs to develop fire stations in the Antelope Valley area. Since the Developer Fee amount is directly related to fire station development costs, a more equitable methodology for determining the Developer Fee amount to be imposed in the three Areas of Benefit has been devised.

The current Developer Fee amount, which is \$.3877 per square foot of new development, was approved by your Board in November 2004. The proposed Developer Fee update would implement a separate Developer Fee amount for each of the three Developer Fee Areas of Benefit based on the fire station development cost factors pertinent to each area. While the rate for all three Areas of Benefit are comprised of the same equipment and administrative costs, the land costs for each area differ. Also, the construction costs for Area of Benefit 1 differ slightly from those in Areas of Benefit 2 and 3. Following is a summary of the factors used to determine the land and construction components of the Developer Fee amount for each Area of Benefit.

Area of Benefit 1 (Malibu/Santa Monica Mountains) Proposed Developer Fee

Amount: \$.7876 - This amount includes land value based on the appraisal for Fire Station 89 in Agoura Hills only (prorated to reflect the value of a one acre site). In addition, the construction costs are for our current cost to construct a medium-sized station.

Area of Benefit 2 (Santa Clarita Valley) Proposed Developer Fee Amount: \$.7946 –

This amount includes the average appraised value for land we are acquiring for planned fire stations in the Santa Clarita Valley area. Due to the large number of new fire stations

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anticipated to be required within this area in the future, the construction costs include a prorated share for battalion and division headquarters stations.

Area of Benefit 3 (Antelope Valley) Proposed Developer Fee Amount: \$.7151 –
This amount includes the average appraised land value for two fire stations which we are planning to develop in the City of Palmdale. Due to the growth potential in the Antelope Valley, the construction costs for this area include a prorated share for battalion and division headquarters stations as well.

Detailed Fire Station Plan Update:

Pursuant to Government Code Section 66000, et. seq., the District has updated the Developer Fee Detailed Fire Station Plan to reflect fire station requirements based upon the most current growth projections in the designated Developer Fee Areas of Benefit (Attachment A to the Resolution). In the next five years it is anticipated that 19 additional permanent fire stations and 3 temporary facilities will be needed within the Developer Fee Areas of Benefit. The need for these new facilities is directly related to development in these areas.

Fiscal Year-End Report:

Government Code Sections 66001 and 66006, respectively, require certain findings to be made with respect to any unexpended Developer Fee revenues and that within 180 days of the close of each fiscal year the District make available to the public specific information for each separate account or fund established for Developer Fee revenues. In accordance with these requirements, the District's Developer Fee Funds 2005-06 Fiscal Year-End Report has been prepared (Attachment C to the Resolution).

Implementation of Strategic Plan Goals

The update of the Developer Fee amount and Detailed Fire Station Plan addresses Goal No. 1, "Service Excellence," of the County's Strategic Plan which guides us to "Implement programs to improve the efficiency, quality, and responsiveness of County services to all residents." In this case, updating the Developer Fee amount to reflect our current costs for fire station development would provide a revenue stream proportionate to the amount of development occurring in our Areas of Benefit, which should enable the District to develop fire stations in a timely manner.

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FISCAL IMPACT/FINANCING

The Developer Fee Program provides a revenue source from which to fund essential fire station facilities and equipment in the areas of urban growth. Increasing the fee amounts and establishing a separate fee amount in each of the three Areas of Benefit will enable the District to fully fund the development of new fire stations proportionate to the need necessitated by growth. Without the requested Developer Fee increase, fire station construction will be outpaced by development resulting in insufficient fire protection for the growth areas.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Developer Fee Update - Pursuant to Government Code Sections 66002 and 66018, notice of the public hearing to update the Developer Fee amount and the capital improvement plan must be published in a newspaper of general circulation in the three Areas of Benefit. This procedure exceeds the requirements of Government Code Sections 6061 and 65090 relating to the notice of the public hearing. The Developer Fee is exempt from the provisions of Proposition 218.

The Auditor-Controller has reviewed the updated fee amount and found it reasonable. A summary of the fee calculations is Attachment B to the Resolution. County Counsel has approved as to form the attached Resolution updating the Developer Fee Program.

Fiscal Year-End Report - Pursuant to Government Code Section 66006, for each separate fund established by the District for Developer Fee revenues, the District is required to make available to the public the following information:

- A description of the type of fee in the fund.
- The amount of the fee.
- The beginning and ending balance of the fund.
- The amount of fees collected and the interest earned.
- An identification of each public improvement on which fees were expended and the amount of the expenditures.
- The approximate date by which construction of the public improvement will commence if the local agency determines that sufficient funds have been collected to complete financing on an incomplete public improvement.
- A description of each interfund transfer or loan made from the fund.
- The amount of any refunds made.

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In addition, Government Code Section 66001 requires findings to be made once every five years with respect to unexpended Developer Fee revenues in connection with the public information requirements of Government Code Section 66006.

CONTRACTING PROCESS

Not applicable.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

The updated fee amounts will be imposed in the unincorporated areas in the three Developer Fee Areas of Benefit effective February 1, 2007. The updated Developer Fee amounts will be imposed in the cities of Calabasas, Malibu, Santa Clarita, Lancaster, and Agoura Hills upon adoption by the cities of a resolution updating the fee amounts.

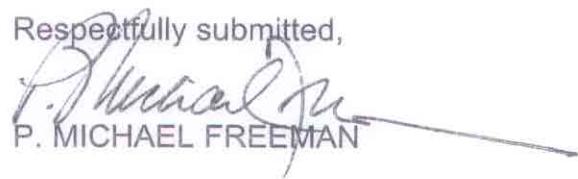
NEGATIVE DECLARATION/ENVIRONMENTAL IMPACT REPORT

This project is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning Research in that it increases fees for capital projects necessary to maintain services within existing service areas.

CONCLUSION

Upon conclusion of the public hearing, please instruct the Executive Officer of the Board to return two (2) copies of this letter with the adopted Resolution to the Consolidated Fire Protection District.

Respectfully submitted,


P. MICHAEL FREEMAN

PMF:lb

Attachments (3)

c: Chief Administrative Officer
 County Counsel
 Auditor-Controller

**IN THE MATTER OF FINANCING FOR
FIRE PROTECTION FACILITIES**

**RESOLUTION OF THE BOARD OF SUPERVISORS OF THE
COUNTY OF LOS ANGELES TO UPDATE THE COUNTY OF LOS ANGELES
DEVELOPER FEE PROGRAM FOR THE BENEFIT OF THE CONSOLIDATED FIRE
PROTECTION DISTRICT OF LOS ANGELES COUNTY AND TO CONSIDER
THE DEVELOPER FEE FUNDS 2005-06 FISCAL YEAR END REPORT**

WHEREAS, on July 12, 1990, the Board of Supervisors of the County of Los Angeles approved and adopted a County of Los Angeles Developer Fee Program for the benefit of the Consolidated Fire Protection District of Los Angeles County (Developer Fee Program) in Area of Benefit 1, Malibu/Santa Monica Mountains, Area of Benefit 2, Santa Clarita Valley, and Area of Benefit 3, Antelope Valley, (collectively, "Areas of Benefit") effective August 1, 1990, which Developer Fee Program is to be updated annually thereafter; and

WHEREAS, the County of Los Angeles desires to update the Developer Fee Program in the Areas of Benefit, which includes the amount of the fee and the Developer Fee Detailed Fire Station Plan, in accordance with Government Code Section 66000 et seq.; and

WHEREAS, the need for increased fire service resources to maintain fire protection services is generated by the progress of development; and

WHEREAS, proposed developments in areas which are designated in the Los Angeles County General Plan as urban expansion areas and areas identified as emerging expansion areas require additional fire protection resources to maintain fire protection services; and

WHEREAS, without additional fire stations and equipment, there will be insufficient resources to maintain an adequate level of fire protection services in areas of emerging urban expansion in Los Angeles County; and

WHEREAS, the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley are emerging urban expansion areas; and

WHEREAS, funding of fire protection services to accommodate emerging urban expansion in the Areas of Benefit of the Malibu/Santa Monica Mountains, the Santa Clarita Valley, and the Antelope Valley is inadequate and will continue to be inadequate without additional funding sources; and

WHEREAS, property tax revenues are not available when needed, as they are generated after development occurs, and are insufficient to fund the development and operation of fire protection facilities to address fire protection service demands in emerging urban expansion areas; and

WHEREAS, the Consolidated Fire Protection District of Los Angeles County has prepared the updated Developer Fee Detailed Fire Station Plan dated October 2006, the 2006 Developer Fee Update Fee Calculation Summary, and the Developer Fee Funds 2005-06 Fiscal Year-End Report.

NOW, THEREFORE, the Board of Supervisors resolves, finds, and determines that:

1. The foregoing recitals are true and correct.
2. The Developer Fee Program is for the purpose of generating funds for capital projects necessary to maintain fire protection services within the existing service areas of the Consolidated Fire Protection District of Los Angeles County, and is statutorily exempt per Section 15273 (a)(4) of the California Environmental Quality Act Guidelines developed by the State Office of Planning and Research.
3. On _____, 2006, a public hearing was held to update the Developer Fee Program and to consider: 1) the updated Developer Fee Detailed Fire Station Plan dated October 2006 (Attachment A) attached hereto and incorporated herein, which serves as the capital improvement plan and describes the acquisition, construction, installation, and equipping of fire stations; 2) the 2006 Developer Fee Update Fee Calculation Summary (Attachment B) attached hereto and incorporated herein, which imposes a separate fee calculation for each Area of Benefit based upon actual fire station development costs experienced in each of the three areas; and 3) the Developer Fee Funds 2005-06 Fiscal Year-End Report (Attachment C).
4. Based upon the foregoing recitals, the updated Developer Fee Detailed Fire Station Plan dated October 2006, and the 2006 Developer Fee Update Fee Calculation Summary, there are reasonable relationships between: 1) the Developer Fee's use and the type of development projects on which the Developer Fee is imposed; 2) the need for fire station facilities and the type of development project on which the Developer Fee is imposed; and 3) the amount of the Developer Fee and the cost of all or a portion of the fire station facilities attributable to the development on which the Developer Fee is imposed.
5. The Board of Supervisors approves and adopts the updated Developer Fee Program in the Areas of Benefit for the benefit of the Consolidated Fire Protection District of Los Angeles County as follows: a) the updated Developer Fee Detailed Fire

Station Plan dated October 2006 is approved and adopted; b) the 2006 Developer Fee Update Fee Calculation Summary is approved and adopted; c) the Developer Fee Funds 2005-06 Fiscal Year-End Report is approved and adopted; d) the updated Developer Fee amounts per square foot of the new floor areas of buildings of \$.7876 in Area of Benefit 1, \$.7946 in Area of Benefit 2, and \$.7151 in Area of Benefit 3 are approved and shall become effective in the unincorporated areas within the Areas of Benefit on February 1, 2007; and e) all other terms and provisions of the Developer Fee Program as previously adopted by the Board of Supervisors of the County of Los Angeles shall remain unchanged and in full force and effect.

The foregoing resolution was adopted on the _____ day of _____, 200_____, by the BOARD OF SUPERVISORS OF THE COUNTY OF LOS ANGELES.

SACHI A. HAMAI, Executive Officer
of the Board of Supervisors

By _____
Deputy

APPROVED AS TO FORM:

RAYMOND G. FORTNER, Jr.
County Counsel

By Eric Young
Deputy

DEVELOPER FEE DETAILED FIRE STATION PLAN

FOR THE

**COUNTY OF LOS ANGELES DEVELOPER FEE PROGRAM
FOR THE BENEFIT OF THE
CONSOLIDATED FIRE PROTECTION DISTRICT
OF LOS ANGELES COUNTY**

OCTOBER 2006

DEVELOPER FEE DETAILED FIRE STATION PLAN

PREFACE

The Developer Fee Detailed Fire Station Plan (Plan) reflects the Consolidated Fire Protection District's (District) fire service requirements as of October 2006 based upon growth projections and contacts with cities and developers who have shared their development plans with the District.

The Plan identifies 19 additional fire stations, 3 temporary fire stations, and the necessary capital equipment that will be required in the Areas of Benefit as well as the anticipated costs and time frames provided that development occurs as expected. The anticipated costs identified in the Plan will be funded by Developer Fee revenues or funds which the District has advanced from other sources. These advances will be repaid when sufficient Developer Fee revenue is generated.

Terms Used in Plan

Terms Used in Plan	Explanation
Fire Station/Location	In most cases a site has not yet been purchased; the locations are therefore approximate.
Anticipated Capital Projects Costs	<ul style="list-style-type: none">Where actual costs are not yet available, the anticipated capital projects costs are based upon current costs.Apparatus cost includes the full cost of the apparatus as well as outfitting and equipment costs.No District overhead costs nor an inflation factor have been applied; all figures are based on current costs.Developer Fee credit may be granted for the donation of a site, apparatus, or construction of a fire station to help offset the impact of development on the District.
Project Cost Estimate	Based on costs for fire stations currently under development which include plans and specifications, consultant services, plan check, permit and inspection fees, construction, and project management.
Amount Budgeted	Advances made by the District, to be repaid when Developer Fee revenues are sufficient, are indicated. If no amount is budgeted, the development of the fire station may be delayed until Developer Fee revenues are sufficient to fund the site acquisition and/or construction of the fire station.
Fiscal Year	The Fiscal Year period begins July 1 and ends June 30.

**DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2006**

FACILITIES IN PROGRESS

Fire Station/ Location	Remaining Capital Project Costs	F.Y. 2006-07 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 89 29575 Canwood Street Agoura Hills, CA	Station Dev. Costs Apparatus <hr/> \$ 200,000 \$0 <hr/> Total	\$200,000 Developer Fee	10,800 sq. ft. Engine 265 Squad 65 Bn. HQ Training Rm.	Engine 265 and Squad 65 were transferred to provide staffing. Station was completed and operational in 2006 and funded by District and Developer Fee revenues. District to be reimbursed for station development costs through future Developer Fee revenues generated in this area.
Fire Station 108 28799 Rock Canyon Road Santa Clarita Valley	Station Dev. Costs Apparatus <hr/> \$ 4,224,542 \$ 430,196 <hr/> Total	\$ 4,654,738 Developer Fee	5,000 sq. ft. Engine	Developer, Pacific Bay Properties, conveyed site for Developer Fee credit in the amount of \$200,000. Supplemental EIR is being prepared for the fire station project. CEQA process should be completed in 2007.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2006

INITIATING PRIORITY YEAR*: 2006-07
TARGET OCCUPANCY: 2009-10**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2006-07		Station Size Equipment and Staffing	Comments/Status
		Amt. Budgeted/ Funding Source			
Fire Station 104 Golden Valley Rd. & Soledad Cyn. Rd. City of Santa Clarita	Land \$ 1,147,500 Project cost est. 8,725,427 Apparatus 430,196 <hr/> Total		12,370 sq. ft. Engine		This station will replace temporary Fire Station 104. City of Santa Clarita will purchase land for permanent Fire Station 104. It is anticipated land would be acquired in 2007.
Fire Station 128 28450 Whites Canyon Rd. Santa Clarita Valley	Land \$ - Project cost est. 7,053,700 Apparatus 556,492 <hr/> Total		10,000 sq. ft. Engine Squad		Site anticipated to be conveyed to the District by the developer, Shapell Industries (VTTM 46018), for Developer Fee credits in 2006-07.
Temporary Fire Station 132 Wes Thompson Ranch Sand Cyn. Rd. north of Hwy. 14 Santa Clarita Valley	Land \$ - Project cost est. 1,320,000 Apparatus 430,196 <hr/> Total		2,400 sq. ft. Engine		Temporary station to be built on the permanent fire station site. City of Santa Clarita has taken the lead in constructing this station. Note: Anticipated occupancy for temp. station is April '07.
Fire Station 132 Wes Thompson Ranch Sand Cyn. Rd. north of Hwy. 14 Santa Clarita Valley	Land \$ - Project cost est. 7,053,700 Apparatus - <hr/> Total		\$0	10,000 sq. ft. Engine	Ownership of the fire station site should be conveyed by K Hovanian (VTTM 49621) to the District in 2007-08.
Fire Station 143 Hasley Canyon Area Santa Clarita Valley	Land \$ - Project cost est. 7,053,700 Apparatus 430,196 <hr/> Total		\$0	10,000 sq. ft. Engine	Land will be conveyed by developer, Newhall Land and Farming (PM 20685), for developer fee credit. Anticipated conveyance of site in 2006-07.
Fire Station 150 Golden Valley Road, east of Hwy. 14 Santa Clarita Valley	Land \$ - Project cost est. 9,387,064 Apparatus 556,492 <hr/> Total		\$0	13,308 sq. ft. Engine Quint Squad	Land to be conveyed by developer, PacSun (VTTM 52414). Anticipated conveyence in 2007-08. Quint will be transferred from temporary FS 104 to FS 150.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2006

INITIATING PRIORITY YEAR*: 2006-07

TARGET OCCUPANCY: 2009-10**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2006-07 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Temporary Fire Station 156 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	\$ 1,320,000 430,196		2,400 sq. ft. Engine	Discussions underway with Newhall Land to construct temporary station next to or near the permanent fire station site.
Total	\$1,750,196	\$2,211,725 Developer Fee		Note: Anticipated occupancy for temp. station is April '07.
Fire Station 156 Copper Hill Drive Rye Canyon Area Santa Clarita Valley	\$ 1,147,500 8,111,755 0		11,500 sq. ft. Engine	Newhall Land and Farming may build station for developer fee credits. Requires supplemental environmental documentation. Negotiations are underway with Newhall Land for a fire station site in a commercial center.
Total	\$9,259,255	\$0		

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2006

INITIATING PRIORITY YEAR*: 2007-08
TARGET OCCUPANCY: 2010-11**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2006-07 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 174 Neenach Fire Station	Land \$ 222,500 Project cost est. 3,526,850 Apparatus 430,196 <hr/> Total		5,000 sq. ft. Engine	Land may be donated by the Water District.
Fire Station 175 Newhall Ranch Santa Clarita Valley	Land \$ - Project cost est. - Apparatus 556,492 <hr/> Total	\$ 4,179,546	\$0	Negotiations are underway for the developer, Newhall Land and Farming, to construct this station for developer fee credits. Station is to be built within Newhall Land's Landmark Community of Newhall Ranch.
City of Lancaster Between Fire Station 33 and Fire Station 117	Land \$ 222,500 Project cost est. 7,053,700 Apparatus 430,196 <hr/> Total	\$ 556,492	\$0	10,000 - 11,000 sq. ft. Engine Squad
				10,000 sq. ft. Engine
				\$0

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2006

INITIATING PRIORITY YEAR*: 2008-09
TARGET OCCUPANCY: 2011-12**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2006-07 Amt. Budgeted/ Funding Source	Station Size Equipment and Staffing	Comments/Status
Fire Station 113 70th Street West and Avenue K-8 City of Lancaster	Land \$ - Station Dev. Costs 7,053,700 Apparatus 430,196 <hr/> Total \$7,483,896		10,000 sq. ft. Engine	Developer to provide a site.
Fox Field Vicinity of 40th Street West and Avenue G	Land \$ 2222,500 Station Dev. Costs 7,053,700 Apparatus 430,196 <hr/> Total \$7,706,396		10,000 sq. ft. Engine	
Fire Station 179 Lyons Ranch Santa Clarita Valley	Land \$ - Project cost est. 7,053,700 Apparatus 430,196 <hr/> Total \$7,483,896		10,000 sq. ft. Engine	Developer to provide a station site in the Lyons Ranch Project for developer fee credit. Project is still in the review process. Conveyance of the site is anticipated to occur in 2008.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2006

INITIATING PRIORITY YEAR*: 2009-10
TARGET OCCUPANCY: 2012-13**

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2006-07		Station Size Equipment and Staffing	Comments/Status
		Amt. Budgeted/ Funding Source	Engine		
Fire Station 100 Valley Cyn. Rd. at Spring Canyon	Land Project cost est. Apparatus	\$ 7,053,700 430,196		10,000 sq. ft. Engine	Developer, Pardee Homes, to convey a station site for developer fee credits (Tract No. 48086). Grading is anticipated to begin early 2007 with infrastructure brought in by 2009.
	Total	\$7,483,896	\$0		
Fire Station 177 Newhall Ranch Santa Clarita Valley	Land Project cost est. Apparatus	\$ - 1,321,921		10,000 - 11,000 sq. ft. Engine Quint	Negotiations are underway for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
	Total	\$ 1,321,921	\$0		
Temporary Fire Station 180 Northlake Santa Clarita Valley	Land Project cost est. Apparatus	\$ 1,320,000 430,196		2,400 sq. ft. Engine	The temporary station will be put into operation until the final phase of the Northlake Project is complete and the permanent station is operational.
	Total	\$1,750,196	\$0		
Fire Station 196 Rancho Del Sur Lancaster	Land Project cost est. Apparatus	\$ - 7,053,700 430,196		10,000 sq. ft. Engine	Project developer, Standard Pacific Homes, to convey site for fire station.
	Total	\$ 7,483,896	\$0		

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

DEVELOPER FEE DETAILED FIRE STATION PLAN
UPDATE - OCTOBER 2006

INITIATING PRIORITY YEAR: 2010-11
TARGET OCCUPANCY:** 2013-14

Fire Station/ Location	Anticipated Capital Project Costs	F.Y. 2006-07 Amt. Budgeted/ Funding Source	Station Size and Staffing	Comments/Status
Fire Station 133 Gate-King Ind. Park south of Hwy. 126 near Eternal Valley Memorial Park City of Santa Clarita	Land \$ - Project cost est. 7,053,700 Apparatus 430,196 Total \$7,483,896		10,000 sq. ft. Engine	Gate-King Industrial Park development. Land to be provided by the developer for developer fee credits.
Fire Station 138 Tesoro Del Valle Santa Clarita Valley	Land \$ - Project cost est. 7,053,700 Apparatus 430,196 Total \$7,483,896		10,000 sq. ft. Engine	Development is north of Copper Hill by San Francisquito and Seco Cyn. Developer to provide a station site for developer fee credits (Tract No. 51644). The station site on the tentative tract map approved in the 1990's no longer meets Fire Dept. requirements for a station site. Negotiations are underway with the owner to relocate the station site.
Fire Station 142 Southern Antelope Valley between Stations 81 and 80	Land \$ 222,500 Project cost est. 7,053,700 Apparatus 430,196 Total \$7,706,396		10,000 sq. ft. Engine	
Fire Station 178 formerly FS 137 Stevenson Ranch, Phase V Santa Clarita Valley	Land \$ - Project cost est. 7,053,700 Apparatus 430,196 Total \$7,483,896		10,000 - 11,000 sq. ft. Engine	Negotiations are underway for the developer, Newhall Land and Farming, to construct this station for developer fee credits.
East Calabasas area between Stations 68 and 69	Land \$1,316,745 Project cost est. 7,053,700 Apparatus 430,196 Total \$8,800,641		10,000 sq. ft. Engine	Development in this area is limited at this time and construction will not commence until substantial development occurs.

*Initiating Priority Year refers to the fiscal year that the land acquisition or construction of the fire station is anticipated to begin.

**Target Occupancy is approximately one to two years from the actual start of construction.

ATTACHMENT B

**2006 DEVELOPER FEE UPDATE
FEE CALCULATION SUMMARY**

Developer Fee Cost Component	AREA OF BENEFIT 1 MALIBU/SANTA MONICA MOUNTAINS			AREA OF BENEFIT 2 SANTA CLARITA VALLEY			AREA OF BENEFIT 3 ANTELOPE VALLEY		
	Calculated Cost	Proportionate Station Share	Cost Applied	Calculated Cost	Proportionate Station Share	Cost Applied	Calculated Cost	Proportionate Station Share	Cost Applied
Average Land Cost	\$ 1,316,745	100.00%	\$ 1,316,745	\$ 1,147,500	100.00%	\$ 1,147,500	\$ 222,500	100.00%	\$ 222,500
Fire Station Development Costs	7,053,700	100.00%	7,053,700	7,304,106	100.00%	7,304,106	7,304,106	100.00%	7,304,106
Engine Cost	430,196	100.00%	430,196	430,196	100.00%	430,196	430,196	100.00%	430,196
Quint Cost	891,725	20.95%	186,816	891,725	20.95%	186,816	891,725	20.95%	186,816
Squad Cost	126,296	32.80%	41,425	126,296	32.80%	41,425	126,296	32.80%	41,425
Administrative Costs	401,701	33.33%	133,900	401,701	33.33%	133,900	401,701	33.33%	133,900
Total Cost Per Station			\$ 9,162,782	Total Cost Per Station		\$ 9,243,944	Total Cost Per Station		\$ 8,318,944
Total Square Feet of Development per Station				Total Square Feet of Development per Station		11,633,307	Total Square Feet of Development per Station		11,633,307
Developer Fee Amount Per Square Foot			\$ 0.7876	Developer Fee Amount Per Square Foot		\$ 0.7946	Developer Fee Amount Per Square Foot		\$ 0.7151

**CONSOLIDATED FIRE PROTECTION DISTRICT
DEVELOPER FEE FUNDS
2005-06 FISCAL YEAR-END REPORT**

Developer Fee Area of Benefit 1 LACoFD - 50201 DA 7 Santa Monica Mtns. ^(a)	Developer Fee Area of Benefit 2 LACoFD - 50202 DA 8 Santa Clarita Valley ^(b)	Developer Fee Area of Benefit 3 LACoFD - 50203 DA 9 Antelope Valley ^(c)
\$782,247.08	\$5,204,029.02	\$8,620,113.67
436,574.24	1,259,821.70	4,629,154.89
27,370.86	122,884.55	198,764.49
(211,135.00) ^(e)	(507,515.00) ^(f)	-
	-	(935.13)
	(21,861.63)	(3,329.43)
\$1,035,057.18 ^(g)	\$6,057,358.64 ^(h)	\$13,443,768.49 ⁽ⁱ⁾
Fiscal Year 2005-06 Beginning Balance	Total Developer Fee Revenue Collected ^(d)	Total Interest Earned
Total Fund Expenditures		
Total NSF Checks		
Total Refunds		
Fiscal Year 2006-07 Beginning Balance*		

(a) Includes all of the unincorporated area within Area of Benefit 1 and the cities of Agoura Hills, Calabasas, and Malibu. Agoura Hills collects developer fees and transfers the revenue to the Consolidated Fire Protection District (District) when requested by the District. The District collects developer fees

(b) Includes all of the unincorporated area within Area of Benefit 2 and the City of Santa Clarita. Santa Clarita collects developer fees and transfers the fees to the cities of Malibu and Calabasas.

(c) Includes all of the unincorporated areas within Area of Benefit 3 and the City of Lancaster. Lancaster collects developer fees and transfers the revenue

(d) The developer fee rate in Fiscal Year 2005-06 was \$.3877 per square foot to the District on a quarterly basis.

(e) Expenditures Were for Fire Station 89.

(g) Funds **to** be used to reimburse the District for the development of Fire Station 89 in the City of Agoura Hills which was completed in 2006.
(h) Funds **to** be used to fund Fire Stations 108, 128, and Temp. Stations 132 & 156 which are currently under development. Future developer fee

(i) Funds to be used for the development of Fire Station 113 in Lancaster for which commencement of construction is anticipated to occur in Fiscal Year 2008-09.

Based upon the Developer Fee Detailed Fire Station Plan dated October 2006 and the 2006 Developer Fee Update Fee Calculation Summary, there is a reasonable relationship between the Developer Fee and the purpose for which it is charged.